

with said alley south  $86\frac{1}{2}^{\circ}$  west 165' thence north  $4^{\circ}$  east 33' thence north  $14^{\circ}$  east 56.1' thence south  $70^{\circ}$  east 166.6' to the same alley thence with it to the place of beginning which was conveyed by a deed from Joseph W. Sefton and Hattie L. Sefton, his wife, unto Dr. W. Zentz, dated February 21, 1898, and recorded in Liber DHH 1, folio 304, one of the Land Records of Frederick County, Maryland; that the above described Parcels 1 and 2 were conveyed by a deed from Dr. W. Zentz and Mary V. Zentz, his wife, unto Elmer E. Black dated March 29, 1905, and recorded in Liber 280, folio 365, one of the aforesaid Land Records; that the above described Parcels 1 and 2 were reconveyed by a deed from Elmer E. Black unto Dr. W. Zentz and Mary V. Zentz, his wife, dated March 29, 1905, and recorded in Liber 280, folio 366, one of the aforesaid Land Records; that part of the above described Parcel 2 being more particularly described as follows - beginning at a corner described in a deed from Dr. W. Zentz and Mary V. Zentz, his wife, to Charles D. Walter, Sr., said corner being on the south side of said lot running thence north  $20^{\circ}$  east 43' thence south  $70^{\circ}$  east 47.6' thence south  $20^{\circ}$  west 22.6' thence south  $86\frac{1}{2}^{\circ}$  west 51' to the place of beginning - was conveyed by a deed from Dr. W. Zentz and Mary V. Zentz, his wife, to Ella C. Martin, dated March 31, 1909 and recorded in Liber 287, folio 294, one of the afore said Land Records; that Charles D. Walter, Sr., in his Last Will and Testament recorded in Liber SDT 2, folio 81, in one of the Will Records of Frederick County, Maryland, did devise and bequeath to his wife, Della Walter, all his real estate and personal property; that the above described Parcel 1 and part of Parcel 2 were conveyed by a deed from Della Liday, formerly Della Walter, wife of Charles D. Walter, Sr., unto Charles D. Walter, Jr., dated August 6, 1960, and recorded in Liber 641, folio 169, one of the aforesaid Land Records, reserving unto herself the right to convey, sell, mortgage, lease or otherwise dispose of the said property; the said deed makes reference to the unrecorded